



# City of Carmel

## CARMEL PLAN COMMISSION MEETING AGENDA

**TUESDAY, JUNE 16, 2009**

**Time & Location:** 6 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

**Agenda Items:**

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
  - 1F. Pros/cons of reviewing ADLS Amendment petitions at committee level
  - 2F. Plan Commission Resolution 2009-6: additional permitted uses within the Village of WestClay Peripheral Retail (related to Council Resolution CC-06-01-09-01).
- G. Reports, Announcements & Department Concerns
- H. Public Hearings
  - 1H. **WITHDRAWN: Docket No. 08100014 Z: 146th & Gray Rezone (146th Street Office Complex):** The applicant seeks approval to rezone 11.6 acres from S 1/Residence to B-1/Business (with commitments) for an office/retail development. The site is located at the south east corner of 146<sup>th</sup> St. and Gray Rd. Filed by Kelli Lawrence of Hearthview Residential, LLC.
  - 2-3H. **WITHDRAWN: Docket No. 08100015 PP: 146th Street Office Complex**  
The applicant seeks primary plat approval for 10 lots on 11.6 acres. One subdivision waiver is requested: **Docket No. 08100016 SW SCO 6.05.01: all lots shall abut a public street**  
The site is located at the southeast corner of 146<sup>th</sup> St. and Gray Rd. and is zoned S 1/Residence, pending a B-1/Business rezone. Filed by Kelli Lawrence of Hearthview Residential, LLC.
  - 4-5H. **TABLED to JULY 21: Docket No. 09040007 PP Amend: D Wilkinson's Addition, Lots 13-15 (Rangeline Commercial)**  
The applicant seeks primary plat amendment approval to create 5 lots from 3 and also seeks the following waiver: **Docket No. 09040008 SW SCO § 6.05.01 lot with < 50 ft**  
The site is located at 411,421,431 N Rangeline Rd. It is zoned B-5/Business within the Historic Rangeline Subarea of the Old Town Overlay. Filed by Steve Schutz of I.E. Investments, LLC.
  - 6H. **Docket No. 09020016 DP Amend/ADLS: Primrose School (Carmel Science & Tech Park, Blk 7, lot 3)** The applicant seeks site plan and design approval for a child care facility. The site is located at the southeast corner of Carmel Dr. & Adams St. It is zoned M-3/Manufacturing. Filed by Mark Thorpe of The Schneider Corp. for Primrose School Franchising Co.

**7-8H. Docket No. 09040009 DP/ADLS: Glick Indoor Self Storage**

The applicant seeks approval to construct an indoor self storage facility and accessory building. The applicant also seeks the following waiver:

**Docket No. 09040010 ZW: ZO§ 23F.06.02 bldg must occupy 70% of lot frontage**

The site is located at 969 N Rangeline Rd. It is zoned B-3/Business within the US 31 Overlay and Carmel Dr Rangeline Rd Overlay. Filed by Jim Shinaver of Nelson & Frankenberger for Glick Acquisitions, LLC.

**9H. Docket No. 09050010 OA: Carmel SmartCode**

Adopt *Article 3: CARMEL SMARTCODE* as part of Carmel City Code, Chapter 10: Zoning & Subdivisions. The SmartCode contains new development regulations that will be in effect for the area of Carmel north of 116<sup>th</sup> Street and bounded by US 31 and Keystone Ave. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

**10H. Docket No. 09060004 CPA: SW Clay Amendment to the C3 Plan**

The applicant seeks to amend the Carmel Clay Comprehensive Plan (C3 Plan 2009), in order to further clarify roadway classifications in accordance with the Southwest Clay Settlement Agreement. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

- I. Old Business**
- J. New Business**
- K. Adjournment**